MINUTES OF SPECIAL PUBLIC MEETING OF THE CITY PLANNING COMMISSION
Held in Room 1501, 2 Lafayette Street, New York, N.Y.

MONDAY, OCTOBER 21, 1974 AT 6:30 P.M.

Present: John E. Zuccotti, Chairman; Martin Gallent, Vice-Chairman; Gerald R. Coleman, Alexander Cooper, Gordon J. Davis, Sylvia Deutsch, Chester Rapkin, Commissioners.

The Commission met pursuant to the call of the Chair.

## REPORTS

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## BOROUGH OF MANHATTAN

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### Nos. 1 and 2

*[Proposed zoning text and map changes establishing a Special Clinton District. Zoning changes for the area within the new Special District and text changes to the Special Theater District are also proposed. The proposals are designed to preserve the residential core of the Clinton community—a stable, low-rise, low and moderate-income neighborhood—and to meet other special planning goals for the neighborhood.]*

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### No. 1

**CP-22758**

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to Article IX, Chapter 6 concerning the establishment of a Special Clinton District.

(On August 28, 1974, Cal.No.2, the Commission scheduled September 23, 1974, for a hearing; on September 23, 1974, Cal. No. 29, the hearing was continued to October 16, 1974; on October 16, 1974, Cal. No. 29, the hearing was closed.)

See Minutes of August 28,1974, Cal.No.2 for text of proposed amendments.

On motion, the following favorable report was adopted, as modified, receiving six affirmative votes; Sylvia Deutsch, Commissioner, abstaining:

October 21, 1974

The Special Clinton District, which would replace the Special Clinton Interim Preservation District, is the result of a combined effort with the community for a plan to preserve the residential core of the Clinton community - a stable, low-rise, low and moderate income neighborhood and to meet other special planning goals for the neighborhood. Also included in this proposal are text changes in the Special Theatre District which expand the choice of bonusable amenities for developers along the easterly frontage of 8th Avenue so as to permit such development to help achieve the objectives of the Special Clinton District.

On August 28, 1974 (Cal. #2) the Commission scheduled a PUBLIC HEARING on the proposed amendments. The public hearing was held on September 23, 1974 (Cal. #29) and continued to October 16, 1974 (Cal. # 28 ).

Numerous speakers in favor of the amendments including the Councilman for the Clinton area, an Assemblyman for the Clinton area, a Councilman-at-Large for the Borough of Manhattan, the executive vice-president of the New York City Convention and Exhibition Center Corporation, the planning consultant for the Clinton study, a representative of the Citizen's Housing and Planning Council, representatives of the Clinton Steering Committee, the Clinton Neighborhood Board as well as several residents of the Clinton community.

Those in favor of the Special District expressed the opinion that this was an equitable mechanism for guiding development in the Clinton area which would help maintain the character of Clinton as a viable and stable residential neighborhood. Some residents of the Perimeter Area expressed concern that upzoning in the Western Perimeter Area would exert strong pressure for redevelopment of that area.

The speakers in opposition included representatives of the Citizens Committee for Equal Justice in Clinton, representatives of parking lot owners in the Clinton area and several property owners in the area. Those in opposition expressed concern that the Special District regulations could thwart development in some portions of the District.

The President of the City Council appeared and expressed concern about the problems of waterfront related jobs and industry.

Representatives of Consolidated Edison were concerned about the effect of the Special District on their property within the District area. The hearing was closed.

CONSIDERATION

Last year the Special Clinton Interim Preservation District passed by the City Planning Commission and the Board of Estimate, imposed a series of temporary one-year controls within the Clinton area to permit the City together with the affected community to prepare a plan for the affected area and a permanent special zoning district in implementation thereof. Since that time, community and City representatives working with a planning consultant have been working to develop a community plan to bolster and strengthen the community and protect it from pressures generated by the new Convention Center slated to be built along the Hudson River between West 45th and West 47th Streets. Many of the zoning recommendations of that plan, Clinton: A Plan for Preservation, are incorporated in this special zoning District.

This report as modified by the special zoning district constitutes a well considered plan for the area. The study for that plan was undertaken by the consulting firm of Weiner/Gran. For the period of the study a sub-committee composed of Weiner/Gran, representatives of the Clinton community, the City Planning Commission, the Housing and Development Administration and the Office of Midtown Planning and Development actively participated in reviewing and discussing all the ideas and information that finally appeared in the report.

This study process was made possible by a foundation grant. It is hoped that the subcommittee will continue to refine and help administer the provisions of the Special District. It is our hope that additional foundation funding will be available to permit continuance of the useful work of this group.

The study examined the existing conditions in Clinton including: land use, traffic and transportation, local economy, population, housing, community facilities and open space and assemblage. The final report contained various proposals for the future development of Clinton which included: a special zoning district, use of housing subsidies to preserve and rehabilitate housing, measures for improving the local economy, recommendations for traffic in the area, an open space program and recommendations concerning decentralization of services in the area.

According to the Weiner/Gran Study, the primary housing goal in Clinton is to rehabilitate the existing housing and retain rent levels that the current tenants can afford. Municipal loans alone are not adequate to do this, and the study recommends coupling them with either land write-downs or rent supplements. In response to deteriorating effect of speculative land assemblages on Clinton's housing, increased code enforcement by the area office is recommended. The report suggests that instead of receiving a FAR bonus for providing a plaza, developers of luxury housing and office buildings in the Perimeter Area should receive bonuses for housing rehabilitation or other community needs. The report is critical of high-rise developments and recommends that the Preservation Area be developed only with low rise housing that conforms to the existing neighborhood scale. To facilitate this, parking requirements should be waived. The consultants stress the importance of providing new and rehabilitated housing at moderate rent levels. They also feel that tenant education and cooperative ownership should be encouraged in order to help maintain a stable community.

The information, ideas and recommendations of the Clinton Plan are reflected in the special zoning district which provides for the balanced development of Clinton.

Planning must take cognizance of the changing needs of the community. With the advent of the Convention Center, a necessary facility of city-wide importance, on the Western perimeter of Clinton, pre-existing zoning failed to protect the community from speculative development pressure. Without a Convention Center in this location a different zoning package might have been appropriate. The provisions of this Special District are meant to deal with the predictable development pressures caused by the construction of the Convention Center.

The proposed Special District preserves the bulk of the Clinton residential and manufacturing community but provides for controlled development on the perimeter of the neighborhood. It would divide Clinton into four areas.

PRESERVATION AREA - The Preservation area would form the core of the special district. Its boundaries are designed to include the heart of the Clinton neighborhood and the bulk of the area's sound housing.

Demolition of sound buildings containing housing in this area would be forbidden without a special permit from the City Planning Commission and Board of Estimate. To issue a demolition permit, the Commission would have to find that the building was ineligible for rehabilitation under any publicly assisted program, that tenants living in the building would be properly relocated and that the new building would contain enough apartments to replace the demolished structure.

New buildings on side streets would be limited to 66 feet or seven stories -- whichever was more restrictive. The area would be conditionally zoned R8, but building bulk would be restricted to that of R7-2 districts; this would encourage the construction of five- and six-story buildings in harmony with the rest of the neighborhood.

Major thoroughfares would be zoned for ground floor commercial uses to encourage lively neighborhood retail shopping. Portions of the area zoned for higher density commercial uses would be subject to the same bulk restrictions as the R8 areas.

It was the Commission's intention to limit residential bulk and density in the Preservation Area to the level permitted in R8 Districts. A lot area per room control was spelled out in the legislation to clarify this point. This together with the requirement that 3 1/2 rooms be the average number of rooms in a dwelling unit and that at least 20 percent of the dwelling units contain at least 4 1/2 rooms would assure apartments of the type that would meet the needs of the community.

To achieve this same end in the Mixed Use Area dwelling units in rehabilitation-type enlargements, extensions or alterations of residential buildings must have an average of 3 1/2 rooms with no increase in the number of dwelling units permitted.

Because no new residential buildings are allowed in the Mixed Use Area, a density control is necessary only for rehabilitation of existing buildings. A prohibition against increasing the number of dwelling units serves this purpose. It will avoid placing undue hardship on owners of dwelling units who wish to perform moderate rehabilitation on buildings whose present number may not comply with the lot area per room requirement of the Preservation Area. Although the control in the Mixed Use Area is therefore slightly different than in the Preservation Area, this difference relates to the underlying difference in character between the predominantly residential Preservation Area where new residential development is to be encouraged and the Mixed Use Area where a large portion of the land is in non-residential use which is not sought to be disturbed.

PERIMETER AREA - The perimeter area would be zoned to permit high density residential and commercial development. Through the provisions of the Special District, new construction in the perimeter area would be able to benefit the preservation area. Builders in the certain portions of perimeter area could receive building bulk bonuses of up to 20 percent for rehabilitating housing in the preservation area and maintaining rents in this rehabilitated

housing at $37 per room per month. Bulk bonuses could also be gained by developing and maintaining parks on land already vacant within the preservation area. Rentals from the additional space the owner would be permitted to build could help to subsidize rentals in the rehabilitated buildings or pay for park maintenance.

In portions of the perimeter which are proposed to be upzoned (the Western Perimeter), demolition of buildings involving eviction is conditioned upon the developer's meeting the requirements for a certificate of eviction under the Rent Control Law, whether or not the units are in fact rent controlled. In those portions of the Perimeter Area to be upzoned (the Eastern Perimeter), demolition of buildings containing residential uses will require certification by HDA that applicable legal requirements concerning eviction have been met.

MIXED USE AREA - The mixed use area is designed to permit the existing housing and manufacturing uses to coexist. Residential expansion would be permitted in existing residential or mixed-use buildings.

"OTHER AREA" - In this area the underlying use and bulk regulations would control; in the waterfront area manufacturing and waterfront related uses would be permitted and residential uses would be permitted on the West 57th Street corridor.

The waterfront area from West 41st Street to West 58th Street west of Eleventh Avenue will retain its current manufacturing zoning designation. This is in response to the community's request to keep existing manufacturing and waterfront related jobs in that area. The Commission recently held a series of meetings concerning the City's waterfront which will result in legislative recommendations concerning the use of the waterfront throughout the City. It is hoped that the recommendations will be of help to the Clinton waterfront area.

In all areas of the special district mandatory tree planting provisions and special accessory and public parking requirements shall apply. Accessory parking and public parking facilities shall be allowed only by special permit of the City Planning Commission and Board of Estimate. All existing parking lots will require special permits after November 15, 1976.

Also this proposal would modify the Special Theatre District to provide that development along the easterly frontage of Eighth Avenue may optionally be bonused in connection with housing rehabilitation or provision of parks in the Preservation Area.

Subsequent to the public hearing, the Commission made the following clarifications:

1. Section 96-105 a (Rooms or dwelling unit distribution). Section renumbered. Technical modifications to clarify:

(i) that the room or dwelling unit distribution provisions apply to all but the most incidental alterations; and

(ii) that lot area per room requirements apply to new developments and the enlarged, extended or altered residential portion of a building.

2. Section 96-105 b (Special provisions for owner occupied residential buildings). New section added to clarify that the room or dwelling unit distribution provisions do not apply to alterations of residential buildings of four dwelling units or less that were owner occupied on October 1, 1974.

3. Section 96-107 (Special regulations for community facility uses). Technical modification to clarify the Commission's intention that special permits are required for conversions from residential to community facility uses.

4. Section 96-211 (Floor area bonus for rehabilitated housing). The definition of "substantial rehabilitation" previously incorporated by reference to 24 CFR §1276.103(f)2 relating to Section 23 Housing Assistance Payments Program--Substantial Rehabilitation is now spelled out in this section.

5. Section 96-212 (Floor area bonus for a park). Clarified that the owner of the park is to enter into a restrictive declaration concerning the park provided in the Preservation Area.

6. Section 96-23 (Relocation Provision in the Western Perimeter Area). Minor modification to clarify that a residential relocation plan must be submitted by a developer in the Western Perimeter area to the Administrator of Housing and Development. Changes also clarify the Commission's intention that the relocation provisions apply prior to the vacating of any building and that to the extent possible tenants shall be relocated within the Clinton area.

7. Appendix A - The portion of the Western Perimeter (Area B1) generally following West 57th Street was changed to "Other Area" designation (Area D).

Also minor changes were made in the titles of two sections to read: Section 96-21 (Floor Area Bonus) and Section 96-211 (Floor area bonus for rehabilitated housing).

The Commission determined that the amendments, as modified, are appropriate and adopted the following resolution, which is duly filed with the Secretary of the Board of Estimate, pursuant to Section 200 of the New York City Charter.

RESOLVED, by the City Planning Commission that the Zoning Resolution of The City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changes relating to various Sections concerning the establishment of a Special Clinton District as follows:

Matter in **Bold Type** is new;

Matter in brackets [ ], is old, to be omitted;

Matter in *italics* is defined in Section 12-10.

**11-12**

**Establishment of Districts** * * * *

[Establishment of the Special Clinton Interim District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 6, the Special Clinton Interim Preservation District is hereby established.]

* * * *

**Establishment of the Special Clinton District**
**In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 6, the *Special Clinton District* is hereby established.**

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**12-10 DEFINITIONS**

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**[Special Clinton Interim Preservation District**

**The Special Clinton Interim Preservation District is a Special Purpose District designated by the letters "CI" in which special regulations set forth in Article IX, Chapter 6 apply to all *developments*.**

**The Special CI District and its regulations supplement or supersede those of the districts on which it is superimposed.**

**The Special Clinton Interim Preservation District shall include the area from 43rd Street to 56th Street and from the west side of Eighth Avenue to the east side of Eleventh Avenue.**

**The Special Interim District will remain in force for one year from its effective date to give the City time to consider and adopt a permanent Special Clinton District incorporating the recommendations of the comprehensive plan for the entire Clinton area extending to the waterfront.]**

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**Special Clinton District**

**The "Special Clinton District" is a Special Purpose District designated by the letters "CL" in which special regulations set forth in Article IX, Chapter 6 apply.**

**The *Special Clinton District* and its regulations supplement or supersede those of the districts on which it is superimposed.**

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**Delete entire Chapter IX Article 6—Special Clinton Interim Preservation District**

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## ARTICLE VIII

## SPECIAL PURPOSE DISTRICTS

### CHAPTER I SPECIAL THEATRE DISTRICT

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**81-07**

**Optional Bulk Modifications for Certain Zoning Lots**

**For any *zoning lot* or portion thereof located within the area bounded by a line midway between West 57th Street and West 56th Street, a line one hundred feet east of Eighth Avenue, a line midway between West 43rd Street and West 42nd Street, and Eighth Avenue, the *floor area ratio* may be increased to the maximum limit set forth in Section 33-120.5 (Maximum limit on floor area ratio) plus 20 per cent thereof provided the applicable provisions of Section 96-21 (Special Floor Area Bonus Provisions) of the Special Clinton District are met.**

**For any *zoning lot* receiving a *floor area* bonus under this Section, the *lot area* requirements of Section 23-30 and 35-41 and the provisions of Section**

35-35 shall not apply to any *mixed building development* and for every 300 square feet of gross *residential floor area* provided within the *mixed building* there shall be no more than one *room*.

In no event shall the *floor area ratio* of a *residential building* or the *residential* portion of a *mixed building* exceed 12.00.

The Commission, by special permit after public notice and hearing, and subject to Board of Estimate action, may permit modification of height and setback regulations for *developments* which have generated a *floor area* bonus of 2.00 or more under the provisions of this Section provided the Commission finds that such modification is necessary to achieve better site planning.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the surrounding area.

## ARTICLE IX

## SPECIAL PURPOSE DISTRICTS (Continued)

## Chapter 6 SPECIAL CLINTON DISTRICT

### 96-00 GENERAL PURPOSES

The "Special Clinton District" established in this resolution is designed to promote and protect public health, safety, general welfare and amenity. Because of the unique geographical situation of the Clinton community situated between the Convention Center and its related activities and the waterfront on the west and by a growing central business district on the east it becomes necessary to propose specific programs and regulations which will assure realization of community and City-wide goals.

These goals which are part of the plan for the Clinton Area include, among others, the following:

(a) To preserve and strengthen the *residential* character of the community.

(b) To permit rehabilitation and new construction within the area in character with the existing scale of the community and at rental levels which will not substantially alter the mixture of income groups presently residing in the area.

(c) To preserve the small-scale character and variety of existing stores and activities and to control new *commercial uses* in conformity with the existing character of the area.

(d) To provide amenities such as public open space and street trees to improve the physical environment.

(e) To restrict demolition of *buildings* that are suitable for rehabilitation and continued *residential use*.

(f) To promote the most desirable *use* of land in the area and thus to conserve the value of land and *buildings*, and thereby protect the City's tax revenues, consistent with the foregoing purposes.

96-01

Definitions

Definitions specially applicable to this Chapter are set forth in this Section.

The definitions of other defined terms are as set forth in Section 12-10 (DEFINITIONS)

Mixed Building

For the purposes of this Chapter, a "mixed building" is a *building* in a *Commercial District* used partly for *residential use* and partly for *community facility* or *commercial use*, or a *building* in a *Residential District* used partly for *residential use* and partly for *community facility use*.

Special Clinton District (Repeated from Section 12-10)

The "Special Clinton District" is a Special Purpose District designated by the letters "CL" in which special regulations set forth in Article IX, Chapter 6, apply.

The Special Clinton District and its regulations supplement or supersede those of the districts on which it is superimposed.

96-02

General Provisions

Except as modified by the express provisions of this Chapter, the regulations of the underlying districts remain in effect.

96-03

District Map

The District Map for the Special Clinton District (Appendix A) identifies specific areas comprising the Special District in which special zoning regulations carry out the general purposes of the Special Clinton District. These areas and the sections of this Chapter which contain regulations pertaining thereto are as follows:

Area A — PRESERVATION AREA — Section 96-10

Area B — PERIMETER AREA — Section 96-20

Area C — MIXED USE AREA — Section 96-30

Area D — OTHER AREAS — Section 96-40

## 96-10 PRESERVATION AREA

The provision of this Section shall apply to all *developments, enlargements, extensions* or alterations.

All existing *buildings* within the Preservation Area shall be considered complying *buildings* for all purposes including, but not limited to, alterations, *enlargements, extensions* or conversions to *residential uses*. Any existing *building* which is damaged or destroyed by any means may be reconstructed to its *bulk* prior to such damage or destruction. All existing *uses* in enclosed *buildings* shall be considered conforming *uses*. Except as otherwise provided in this Chapter any existing *commercial* or *manufacturing uses* may be changed subject to the applicable underlying district regulations pursuant to the change of *nonconforming use* provisions of Section 52-31, 52-33, 52-34, 52-35 and 52-36

96-101

Floor area regulations

For any *development* or *enlargement* within the Preservation Area, the *floor area ratio* for a *residential, commercial* or *community facality building* or portions of a *mixed building* containing such *uses* shall not exceed the following:

| Uses | Floor Area Ratio |
|---|---|
| *Residential buildings* or *community facility buildings* or portions of *mixed buildings* containing *residential* or *community facility uses* in the following districts: | 4.2 |
| R9, C1-5, C2-5 or C6-2. | |
| *Commercial buildings* or commercial portion of *mixed buildings* in the following districts: | |
| C1-5 or C2-5 | 2.0 |
| C6-2 | 4.2 |

The maximum *floor area* in a *mixed building* shall be the maximum *floor area* permitted for either the *commercial portion* of such *building* or the *community facility* portion of such *building* or the *residential* portion of such *building* as set forth in this Section, whichever permits the greatest amount of *floor area*.

96-102

Lot coverage regulations

For any *development* or *enlargement* within the Preservation Area, the *open space* requirement of Article II Chapter 3 and the *lot coverage* provisions of Section 24-11 are not applicable. The *lot coverage* provisions of this Section apply to any *development* or *enlargement*. For *zoning lots* or portions thereof located within 100 feet of the *street line* of a *wide street* the maximum *lot coverage* shall not exceed 70 percent. For all *zoning lots* or portions thereof located more than 100 feet from the *street line* of a *wide street* the maximum *lot coverage* shall not exceed 60 percent.

Any new *development* containing *residential uses* shall provide a minimum of 20 percent of the *lot area* of a *zoning lot* as usable, landscaped open area for the *residential* tenants.

96-103

Yard regulations

The yard regulations of this Section apply to any *development* or *enlargement.*

For *zoning lots* or portions thereof located within 100 feet of the *street line* of a *wide street* no *rear yard* shall be required.

For all *zoning lots* or portions thereof located more than 100 feet from the *street line* of a *wide street* a *rear yard* having a minimum depth of 30 feet shall be required.

On a *through lot* or portion thereof more than 100 feet from the *street line* of a *wide street* the *rear yard* equivalent provision of Section 23-533 (Required rear yard equivalents) paragraph (a) shall apply.

96-104

Height regulations

The height regulations of this Section apply to any *development* or *enlargement.* For all *zoning lots* or portions thereof located within 100 feet from the *street line* of a *wide street* the height and setback regulations of the underlying districts shall apply.

The height of a *building* or *other structure* on a *zoning lot* or portion thereof located more than 100 feet from the *street line* of a *wide street* shall not exceed 7 *stories* or 66 feet above *curb level,* whichever is less.

However, the City Planning Commission, by special permit after public notice and hearing and subject to Board of Estimate action, may permit modification of the special height restrictions set forth in this Section for any *development* or *enlargement* on such *zoning lots.*

As a condition for such modification the Commission shall find that the distribution of the bulk of the *development* or *enlargement* permits adequate access of light and air to surrounding *streets* and properties and that the maximum height of such *development* or *enlargement* does not exceed 99 feet above *curb level.*

The Commission may prescribe appropriate conditions and safeguards to protect and minimize any adverse effects on the character of the surrounding area.

96-105

a) Rooms or dwelling unit distribution

For developments, enlargements, extensions, conversions of an existing building to a residential use or alterations other than incidential alterations as described in paragraph (b) of the definition of such term in Section 12-10 DEFINITIONS, the required lot area per room shall be not less than 48 square feet, the average number of rooms in a dwelling unit shall be at least 3 1/2 rooms and at least 20 percent of such dwelling units shall contain at least 4 1/2 rooms. In computing the number of 4 1/2 room dwelling units required, a fraction of .5 or more shall be considered a dwelling unit, and smaller fractions shall be disregarded. No new rooming units shall be permitted within the Preservation Area.

b) Special provisions for owner-occupied residential buildings

For alterations of residential buildings that were occupied by the same owner prior to October 1, 1974 and at the time of the issuance of a permanent certificate of occupancy for such alterations and which contain four or fewer dwelling units, the room or dwelling unit distribution provisions of Section 96-105 (Rooms or dwelling unit distribution) shall not apply, and the building shall contain no more than six dwelling units after alteration. The lot area per room requirement of Section 96-105 shall apply, and no rooming units shall be permitted.

**96-106**

**Special regulations for existing storefronts**

**Any vacant ground floor store in an underlying *Residential District* may change to a conforming *use* or to a *use* listed in Use Group 6 regardless of the 2-year discontinuance provisions of Section 52-61.**

96-107

Special regulations for community facility uses

Developments, enlargements or extensions of community facility uses or conversions of an existing building to a community facility use are permitted on zoning lots containing existing buildings with residential uses only pursuant to the provisions of this Section. The City Planning Commission by special permit after public notice and hearing and subject to Board of Estimate action may permit *developments, enlargements* or *extensions* of *community facility uses* provided that the Commission makes the following findings:

(a) That the existing *building* is not eligible for rehabilitation under any active publicly aided program under which funds are available;

(b) That, prior to evicting or otherwise terminating the occupancy of any tenant preparatory to demolition, the developer shall have notified the Administrator of Housing and Development of his intention to demolish the *building*.

(c) That the eviction and relocation practices followed by the owner of the building satisfy all applicable legal requirements and that no harassment has occurred.

This special permit shall be in addition to any special permits required for nursing homes, health related facilities and domiciliary care facilities for adults pursuant to the provisions of Section 74-90.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

All applications for special permits under the provisions of this Section shall be referred to Borough of Manhattan, Community Board #4 for its recommendation in accordance with the provisions of Section 84(d) of the New York City Charter.

96-108

Demolition of buildings

No demolition permit or alteration permit for partial demolition involving a decrease in the amount of *residential floor area* in a *building* of more than 20 percent shall be issued by the Department of Buildings for any *building* containing *dwelling units* or *rooming units* within the Preservation Area unless it is an unsafe *building* and demolition is required pursuant to the provisions of Chapter 26, Title C, Part I, Article 8 of the New York City Administrative Code.

However, the City Planning Commission, by a special permit after public notice and hearing and subject to Board of Estimate action, may permit demolition of *buildings* containing *dwelling units* or *rooming units* other than unsafe *buildings* within the Preservation Area provided that the Commission makes the following findings:

(a) That the existing *building* is not eligible for rehabilitation under any active publicly aided program under which funds are available;

(b) That prior to evicting or otherwise terminating the occupancy of any tenant preparatory to demolition the developer shall have notified the Administrator of Housing and Development of his intention to demolish the *building*;

(c) That the eviction and relocation practices followed by the developer satisfy all applicable legal requirements and that no harassment has occurred;

(d) That an acceptable program for new *development* of the *zoning lot* is submitted to the Commission which indicates that to the extent permitted by the provisions of Section 96-10 (PRESERVATION AREA) the number of new *dwelling units* to be constructed is at least equal to the number of *dwelling units* to be demolished and that the *floor area* of the new *residential development* is at least equal to the *floor area* of the *dwelling units* to be demolished and that site development will commence within a period of twelve months from completion of relocation.

The Commission may prescribe appropriate conditions and safeguards to insure that any interim *uses* proposed on the site prior to any construction is in conformance with the purposes of this Special District.

All applications for special permits under the provisions of this Section shall be referred to Borough of Manhattan, Community Board #4 for its recommendation in accordance with the provisions of Section 84(d) of the New York City Charter.

96-109

**Alterations of buildings**

Prior to the issuance of an alteration permit by the Department of Buildings for an alteration other than an incidental alteration for a *building* containing *residential uses* within the Preservation Area, the Administrator of Housing and Development shall certify to the Department of Buildings:

(a) That prior to evicting or otherwise terminating the occupancy of any tenant preparatory to alteration, the owner shall have notified the Administrator of Housing and Development of his intention to alter the *building*;

(b) That the eviction and relocation practices followed by the owner of the *building* satisfy all applicable legal requirements and that no harassment has occurred.

## 96-20 PERIMETER AREA

The Perimeter Area shall consist of the Western Perimeter Area (B1) and the Eastern Perimeter Area (B2). *Developments* within the entire Perimeter Area shall be eligible for bonuses pursuant to Section 96-21. Because of increased pressures for development attributable to the plan for the Clinton area in the Western Perimeter Area, the relocation provisions of Section 96-23 shall apply therein for all demolition, *development*, *enlargement* or *extensions* on lots containing *residential uses*.

All existing *uses* in enclosed *buildings* shall be considered conforming *uses*. Except as otherwise provided in this Chapter, any existing *commercial* or *manufacturing uses* may be changed subject to the applicable underlying district regulations pursuant to the change of *nonconforming use* provisions of Section 52-31, 52-33, 52-34, 52-35 and 52-36.

96-21

**Floor Area Bonus**

For any *development* the *floor area ratio* permitted by the underlying district may be increased from 10.0 to 12.0 only by complying with either the provisions of Section 96-211 (Floor area bonus for provision of rehabilitated housing) or Section 96-212 (Floor area bonus for a park) or a combination of these two sections. For every .1 increase of permitted *floor area ratio* above 10.00, the *lot area per room* requirements as set forth in Section 23-22 (Required Lot Area Per Dwelling Unit or Per Room) may be reduced by .255 square feet. In no event shall such reduction exceed 17 percent of the applicable *lot area* requirements set forth in Section 23-22.

A permanent certificate of occupancy for any *building* incorporating bonus *floor area* pursuant to this section shall not be issued by the Department of Buildings until the issuance of a permanent certificate of occupancy for rehabilitated housing and/or park hereunder.

96-211

**Floor area bonus for rehabilitated housing**

For each *room* of rehabilitated housing provided within the Preservation Area the total *floor area* permitted on a *zoning lot* within the Perimeter Area may be increased by 500 square feet.

The number of *rooms* of rehabilitated housing which may generate bonus pursuant to this section shall not exceed the number of *rooms* which occupied the rehabilitated spaces prior to such rehabilitation. This bonus shall be granted provided that the Administrator of Housing and Development certifies to the Department of Buildings:

(a) That the housing will be substantially rehabilitated within the meaning of the following: A property will be considered substantially rehabilitated when its condition is improved from a substantially substandard condition to a decent, safe, and sanitary condition, which,

with normal maintenance and repair, will remain in such condition at least 5 years. Substantially substandard condition means that the housing, while structurally sound, is not only below decent, safe, and sanitary condition, but also has one or more critical defects, or a combination of potential defects in sufficient number or extent to require considerable repair or rebuilding. The defects are either so critical or so widespread that the structures should be extensively repaired. Such defects may include, but not be limited to: holes or open cracks, rotted, deteriorated, loose, or missing material over a large area of the outside walls, roof, chimney, inside walls, floors, or ceilings; substantial sagging of floors, walls, or roof; extensive damage by storm, fire, or flood; inadequate or potentially hazardous utility systems and equipment; and lack of hot or cold running water, flush toilet, or tub or shower.

(b) That any eviction or termination of tenancies undertaken in connection with such rehabilitation satisfies all applicable legal requirements.

(c) That the initial average monthly rental for the rehabilitated dwelling units does not exceed $37 per *room*, which rental may be adjusted only in accordance with regulations of the Rent Guidelines Board or successor thereto. The period of regulated rent adjustments may end at the conclusion of the term of the initial mortgage or 20 years, whichever is later.

(d) That the developer follow a tenant selection process which:

(i) limits tenants to persons whose annual income is not greater than those limits specified in Article 2 of the New York Private Housing Finance Law.

(ii) gives first priority to otherwise qualified persons who were temporarily relocated from the site of the rehabilitated housing.

(iii) affords priority to residents of the Special Clinton District.

(e) That provision is made for regular meetings between an organization representing the tenants of the rehabilitated housing and the owner to discuss maintenance, repairs and other matters related to the operation of the rehabilitated *dwelling units*.

(f) That within 30 days of the filing of an application under the provisions of this Section, notification of filing of such application shall be given by the Administrator of Housing and Development to Borough of Manhattan, Community Board #4.

96-212

Floor area bonus for a park

For each square foot of park provided in the Preservation Area, the total *floor area* permitted on a *zoning lot* in the Perimeter Area may be increased by 7.5 square feet, providing that the Chairman of the City Planning Commission certifies to the Department of Buildings that the following conditions are met:

(a) That the proposed park site must have been vacant or developed as a parking lot on July 1, 1974.

(b) That the park is located on a *zoning lot* separate from the bonused *zoning lot*.

(c) That the park shall have direct access to a *street* and shall be open to the public each day between the hours of 6:00 a.m. and 12:00 midnight.

(d) That no dimension of the park shall be less than 40 feet and that the park shall not at any point be more than 5 feet below or 5 feet above *curb level* of the *street* providing access to the park.

(e) That the park shall be developed as a passive and active recreational area with lighting, seating, landscaping including trees and shrubs, and active recreation facilities. The following types of usage are illustrative of acceptable active recreational facilities: Basketball or handball courts where bounding walls of adjoining *development* have no lot line windows, bocce courts, children's playgrounds and tot lots.

(f) That the park shall be maintained in accordance with a maintenance program approved by the Chairman of the City Planning Commission specifying the character and frequency of maintenance.

(g) That the owner of the park has entered into a restrictive declaration filed with the City Register covenanting that the park shall be used only as a park and maintained in accordance with the approved maintenance program, and that no floor area and rooms shall be attributable thereto.

(h) That within 30 days of the filing of an application for certification under the provisions of this Section, notification of filing of such application shall be given by the Chairman of the City Planning Commission to Borough of Manhattan, Community Board #4.

96-213

Special permit for modification of height and setback regulations

The City Planning Commission by special permit after public notice and hearing and subject to Board of Estimate action, may permit modifications of height and setback regulations for *developments* which have generated a floor area bonus of 2.0 under the provisions of Sections 96-211 or 96-212 provided that such modification is necessary to achieve better site planning.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

All applications for special permits under the provisions of this Section shall be referred to Borough of Manhattan, Community Board #4 for its recommendation in accordance with the provisions of Section 84(d) of the New York City Charter.

96-22

Demolition of Buildings in the Eastern Perimeter Area

Prior to the issuance of a demolition permit by the Department of Buildings for a *building* containing *residential uses* within the Eastern Perimeter Area (B2) the Administrator of Housing and Development shall certify to the Department of Buildings:—

(a) That prior to evicting or otherwise terminating the occupancy of any tenant preparatory to demolition, the developer shall have notified the Housing and Development Administration of his intention to demolish the building;

(b) That the eviction and relocation practices followed by the developer satisfy all applicable legal requirements and that no harassment has occurred.

96-23

Relocation Provision in the Western Perimeter Area

Prior to the issuance by the Department of Buildings of a demolition permit or a permit for any development, enlargement or extension on any zoning lot containing residential uses within the Western Perimeter Area (B1), the Administrator of Housing and Development shall certify to the Department of Buildings:

(a) That prior to evicting or otherwise terminating the occupancy of any tenant in connection with vacating any building, the developer shall have notified the Housing and Development Administration of his plan for the relocation of tenants which shall:

(i) to the extent possible provide for the relocation of tenants within the Clinton area.

(ii) provide for the satisfaction of all the requirements for the issuance of a certificate of eviction under Part V of the Rent and Eviction Regulations of the Housing and Development Administration, Office of Rent Control, including all currently effective amendments.

(b) That the developer has complied with the relocation plan submitted pursuant to paragraph (a) above and that no harassment has occurred.

## 96-30 MIXED USE AREA

All existing *residential buildings* or *residential* portion of *buildings* within the Mixed Use Area shall be considered complying *buildings* for all purposes including but not limited to alterations, *enlargements* or *extensions*. Any existing *building* which is damaged or destroyed by any means may be reconstructed to its bulk prior to such damage or destruction. All existing *residential uses* shall be considered conforming *uses*.

### 96-301

Special regulations for buildings containing residential uses

*Enlargements* not involving an increase in *lot coverage* of more than 20 percent, *extensions* and alterations of all existing *residential buildings* or any existing *buildings* containing *dwelling units* or *rooming units* within the Mixed Use Area of the Special District are permitted and shall be governed by the *bulk* regulations of an R8 District except as modified in this Section:

(a) Where any existing *building* containing *dwelling units* or *rooming units* is *enlarged* for *residential uses*, the open space and *floor area* provisions of Section 23-142 shall not apply and the maximum *floor area ratio* of the *zoning lot* shall not exceed 4.2.

(b) The minimum required *rear yard* for the *enlarged* portion of such *building* shall be 30 feet.

(c) The *lot area per room requirements* of Article II Chapter 3 shall not apply.

The average number of *rooms* in a *dwelling unit* in the *enlarged* or *extended* portion of such *building* shall be at least 3½ rooms. In the case of an alteration there shall be no increase in the number of *dwelling units* existing prior to alteration. No new *rooming units* shall be permitted within the Mixed Use Area.

(d) Any non-*residential uses* permitted by the underlying district regulations shall be located below the level of the lowest *story* containing a *residential use*.

### 96-302

Development or conversions

No new *building* containing *residential uses* or conversions of any existing completely non-*residential building* to *residential uses* shall be permitted with the Mixed Use Area.

## 96-40 OTHER AREAS

In areas other than the Preservation Area, the Perimeter Area or the Mixed-Use Area, the regulations of the underlying districts shall apply, except as otherwise set forth in this Chapter.

## 96-50 REGULATIONS APPLICABLE TO ALL AREAS

The provision of Section 96-51 (Mandatory Tree Planting Provisions) and Section 96-52 (Off-Street Parking Regulations) shall apply to all Areas within the Special District.

### 96-51

Mandatory Tree Planting Provisions

All *developments* within the Special District shall provide and maintain trees of not less than 4-inch caliper at the time of planting on sidewalks for the entire length of street frontage of the *zoning lot*. These trees shall be planted at maximum intervals of 30 feet and in accordance with Highway Department guidelines. The tree planting provisions shall also apply to *enlargements*, *extensions* or *alterations*, other than incidental *alterations* involving 30 percent or more of the existing floor area of a *building*.

### 96-52

Off-Street Parking Regulations

*Accessory* off-street parking spaces, *public parking lots* or *public parking garages*, are not permitted anywhere within the Special District except as set forth in this Section.

96-521

Accessory off-street parking

The City Planning Commission by special permit after public notice and hearing and subject to Board of Estimate action, may permit, subject to applicable underlying district regulations, *accessory* off-street parking facilities provided the following special findings are made:

(a) That such spaces are needed for and will be used exclusively by, the occupants, visitors, customers, or employees of the *use* to which they are *accessory*.

(b) That within the vicinity of the site there are insufficient parking spaces available.

(c) That such spaces will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow.

(d) That adequate reservoir space is provided at the vehicular entrances to accommodate either 10 automobiles or 5 percent of the total parking spaces provided, whichever amount is greater, but in no event shall such reservoir space be required for more than 50 automobiles.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requirements for shielding of floodlights, or for locations of entrances and exits.

All applications for special permits under the provisions of this Section shall be referred to Borough of Manhattan, Community Board #4 for its recommendation in accordance with the provisions of Section 84(d) of the New York City Charter.

96-522

Public parking garages or public parking lots

The City Planning Commission by special permit after public notice and hearing and subject to Board of Estimate action, may permit, in C1-5 Districts *public parking garages*, or *public parking lots* with a capacity of not more than 100 spaces and in C2-5, C6, M1-5, M2-3, and M3-2 Districts the City Planning Commission may permit *public parking garages* or *public parking lots* with any capacity provided that the applicable regulations set forth in Section 36-53 or Section 44-43 (Location of Access to the Street), Section 35-55 or Section 44-44 (Surfacing), and Section 36-56 or Section 44-45 (Screening) are met. The Commission may permit some of such spaces to be located on the roof of such *public parking garage* or may permit floor space on one or more *stories* and up to a height of 23 feet above *curb level* to be exempted from the definition of *floor area* as set forth in Section 12-10 (DEFINITIONS). As a condition of permitting such *use*, the Commission shall make the following findings:

(a) That such *use* will not be incompatible with, or adversely affect the growth and development of *uses* comprising vital and essential functions in the general area within which such *use* is to be located.

(b) That such *use* will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow.

(c) That such *use* is so located as to draw a minimum of vehicular traffic to and through local *streets* in nearby residential areas.

(d) That such *public parking lot* will contribute to the development or redevelopment of *uses* comprising vital or essential functions in the area.

(e) That the application for a public *parking lot* contain detailed proposals for the expeditious redevelopment of the site.

(f) That such *use* has adequate reservoir space at the vehicular entrances to accommodate automobiles equivalent in number to 20 percent of the total number of spaces up to 50 and five percent of any space in excess of 200, but in no event shall such reservoir space be required for more than 50 automobiles.

(g) That the *streets* providing access to such *use* will be adequate to handle the traffic generated thereby.

(h) That, where roof parking is permitted, such roof parking is so located as not to impair the essential character or future *use* or *development* of adjacent areas.

(i) That, where any floor space is exempted from the definition of *floor area*, such additional floor space is needed in order to prevent excessive on-street parking demand and relieve traffic congestion.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area including content limitations on *signs*, or requirements for shielding of floodlights, for locations of entrances and exits, or for setbacks of any roof parking areas from *lot lines*.

All applications for special permits under the provisions of this Section shall be referred to Borough of Manhattan, Community Board #4 for its recommendation in accordance with the provisions of Section 84(d) of the New York City Charter.

96-523

Existing public parking lots

*Public parking lots* existing on November 15, 1973 may be continued for a period of three years from that date provided that after the expiration of that period such use shall terminate unless a special permit is granted pursuant to the provisions of Section 96-522 (Public parking garages or public parking lots).

## 96-60 SPECIAL PERMIT PRECEDURE

96-601

Requirements for applications

An application to the City Planning Commission for the grant of a special permit under the provisions of this Chapter, shall include a site plan showing the location and proposed *use* of all *buildings* or other *structures* on the site, the location of all vehicular entrances and exits and off-street parking spaces, and such other information as may be required by the City Planning Commission.

All applications relating to Section 96-52 (Off-Street Parking Regulations) shall be referred by the Commission to the Department of Traffic for its report with respect to the anticipated traffic congestion resulting from such special permit *use* in the proposed location.

If such agency shall report thereon within one month from the date of referral, the Commission shall, in its determination, give due consideration to such report and, further, shall have the power to substantiate the appropriate findings solely on the basis of the report by such agency with respect to the issues referred. If such agency does not report within one month, the Commission may make a final determination without reference thereto.

96-602

Relationship to public improvement projects

In all cases, the Commission shall deny a special permit application, whenever the *development* will interfere with a public improvement project (including housing, highways, public buildings or facilities, redevelopment or renewal projects, or rights-of-way for sewers, transit, or other public facilities) which is approved by or pending before the Board of Estimate or City Planning Commission, as determined from the Calendar of each such agency issued prior to the date of the public hearing on the application for a special permit.

## 96-70 SPECIAL PERMITS PREVIOUSLY AUTHORIZED

Whenever, under the provisions of the Special Clinton Interim District or any prior zoning regulation, the City Planning Commission has authorized any special permit, the status of such special permit shall not be altered by the provisions of this Chapter.

96-80 EXCLUDED AREAS

Except as provided in this Section, the regulations set forth in this Chapter shall not apply to the following areas:

(a) parcels within the blocks bounded by West 50th Street, Tenth Avenue, West 56th Street and Eleventh Avenue known as the Clinton community urban renewal development area, provided that in this area the provisions of Section 96-51 (Mandatory Tree Planting Provisions) shall apply,

(b) the block bounded by West 49th Street, Eighth Avenue, West 50th Street and Ninth Avenue which was the site of the former Madison Square Garden,

(c) the site of the proposed Educational Construction Fund project which will include P.51 located on property bounded by West 44th Street, Tenth Avenue, West 45th Street and the easterly right-of-way of the Penn Central Railroad,

(d) the block bounded by West 42nd Street, Ninth Avenue, West 43rd Street and Tenth Avenue,

(e) property bounded by West 56th Street, Ninth Avenue, West 57th Street and a line 200 feet west of Eighth Avenue.

Be it further Resolved, that any claim of invalidity relating to any provision of the zoning change herein made shall be limited solely to such provision and all other provisions of such zoning change shall continue to be separately and fully effective.

JOHN E. ZUCCOTTI, Chairman;
MARTIN GALLENT, Vice-Chairman,
GERALD R. COLEMAN, ALEXANDER COOPER,
GORDON J. DAVIS, CHESTER RAPKIN, Commissioners.

SYLVIA DEUTSCH, Commissioner, Abstaining.

(DIAGRAM ATTACHED)

# APPENDIX A

## DISTRICT MAP

| | |
|---|---|
| A | PRESERVATION AREA |
| B | PERIMETER AREA |
| C | MIXED USE AREA |
| D | OTHER AREAS |
| | EXCLUDED AREA |
| | DISTRICT BOUNDARY |

No. 2

CPD 4 CP-22759

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section Nos. 8c and 8d.

The amendment was modified and adopted as follows:

(a) **delineating the boundaries of the "CL" Special Clinton District,** and (b) changing within the proposed "CL" District M1-4, M1-5, C2-7, C6-2, C6-7, C1-8, C6-3, C4-7, C5-3CR, R9 and R10 Districts to R8, C1-5, C2-5, C6-2, and C6-4 Districts.

Both (a) and (b) are on property generally bounded by West 59th Street, a line 100 feet westerly of Tenth Avenue, West 58th Street, Eighth Avenue, West 42nd Street, a line 297 feet easterly of Ninth Avenue, West 41st Street, Twelfth Avenue, the southerly street line of West 45th Street, a line 90 degrees to West 45th Street passing through a point 150 feet easterly of Twelfth Avenue, West 44th Street, a line 100 feet westerly of Eleventh Avenue, the southerly street line of West 45th Street, the easterly street line of Eleventh Avenue, the northerly street line of West 47th Street and Twelfth Avenue, Borough of Manhattan, as shown on a diagram dated August 28, 1974 and modified October 21, 1974.

(On August 28, 1974, Cal. No. 3, the Commission scheduled September 23, 1974, for a hearing; on September 23, 1974, Cal. No. 30, the hearing was continued to October 16, 1974; on October 16, 1974, Cal. No. 29, the hearing was closed.)

On motion, the following favorable report was adopted, as modified, receiving six affirmative votes; Sylvia Deutsch, Commissioner, abstaining:

October 21, 1974

This zoning amendment was initiated to delineate the boundaries of the new, Special Clinton District.

On August 28, 1974 (Cal. #3) the Commission scheduled a PUBLIC HEARING on the proposed amendment. The hearing was duly held on September 23, 1974 (Cal. #30) and continued to October 16, 1974 (Cal. #29) in conjunction with the related hearing (CP-22758) on the amendment of the Zoning Resolution establishing the Special Clinton "CL" District. The hearing was closed.

The underlying Zoning District changes and the delineation of the Special Clinton Preservation District are an integral part of a combined zoning action consisting of the Special Clinton District amendment to the Zoning Resolution, the mapping of the Special Clinton District, changes in the Zoning Districts within the Special Clinton District and the amendment to the Special Theatre District.

The purposes for these combined actions are set forth in the related report on the amendment to the Zoning Resolution (CP-22758) adopted by the Commission on October 21, 1974 (Cal. #1).

As a result of investigation and study subsequent to the public hearing a modification of the amendment was deemed advisable. The modification involves the deletion from the amendment of a change from M1-4, M1-5, M1-6, C2-7. C1-8 and R8 Districts to a C6-4 District for property bounded by West 59th Street, a line 100 feet westerly of Tenth Avenue, West 58th Street, Ninth Avenue, a line midway between West 58th Street and West 57th Street, a line 100 feet easterly of Ninth Avenue, West 57th Street, Ninth Avenue, a line midway between West 57th Street and West 56th Street, a line 100 feet easterly of Tenth Avenue, West 56th Street, and Eleventh Avenue, thereby retaining the M1-4, M1-5, M1-6, C2-7, C1-8, and R8 designations of this area. The new "CL" Special Clinton District continues in effect for the entire area originally proposed, and is not affected by the above modification.

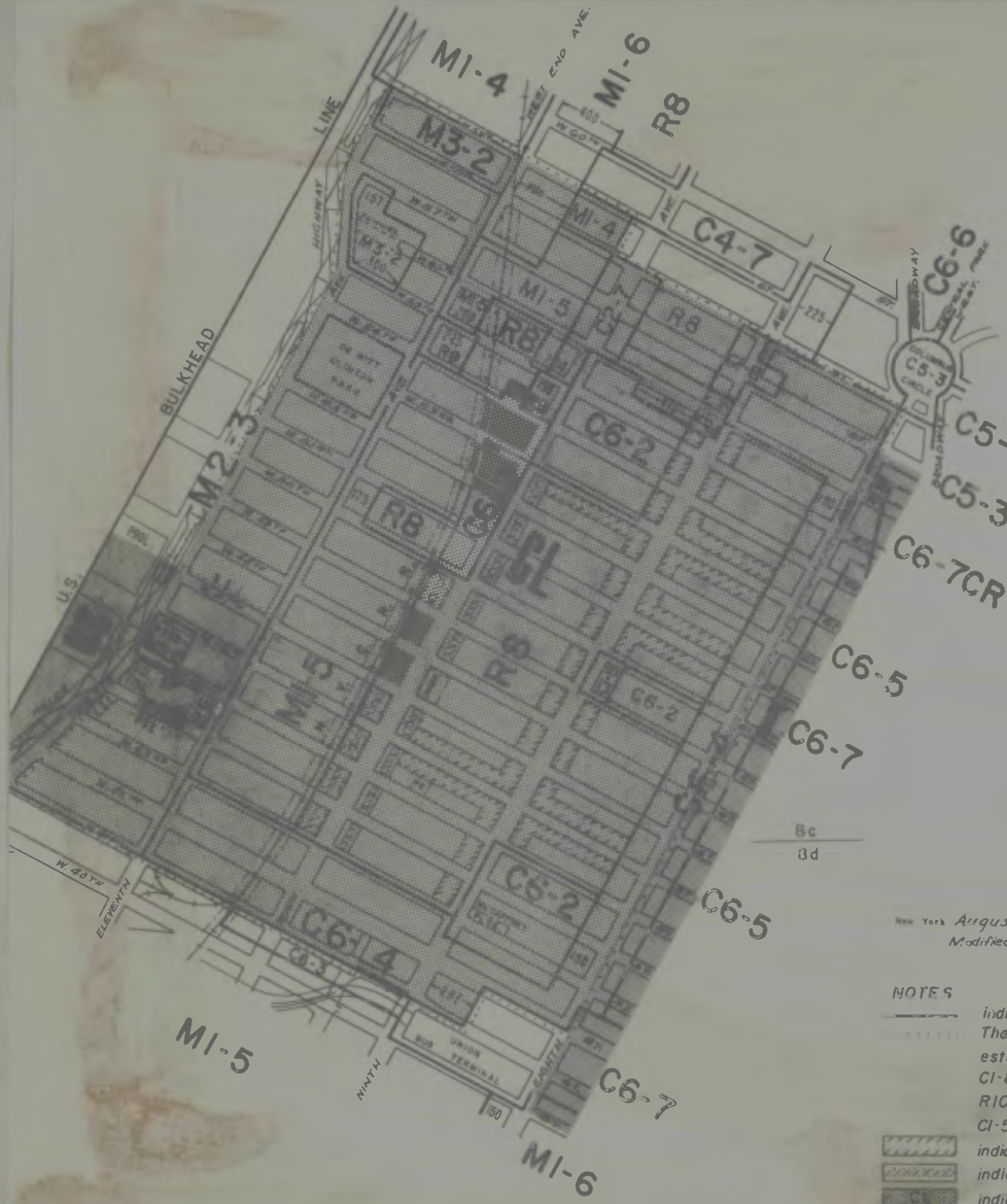
The Commission therefore considered the rezoning, as modified, appropriate and adopted the following resolution, which is duly filed with the Secretary of the Board of Estimate, pursuant to Section 200 of The New York City Charter:

RESOLVED, that the Zoning Resolution of The City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 8c and 8d, (a) delineating the boundaries of the "CL" Special Clinton District, and (b) changing within the proposed "CL" District M1-4, M1-5, C2-7, C6-2, C6-7, C1-8, C6-3, C4-7, C5-3CR, R9 and R10 Districts to R8, C1-5, C2-5, C6-2, and C6-4 Districts.

Both (a) and (b) are on property generally bounded by West 59th Street, a line 100 feet westerly of Tenth Avenue, West 58th Street, Eighth Avenue, West 42nd Street, a line 297 feet easterly of Ninth Avenue, West 41st Street, Twelfth Avenue, the southerly street line of West 45th Street, a line 90 degrees to West 45th Street passing through a point 150 feet easterly of Twelfth Avenue, West 44th Street, a line 100 feet westerly of Eleventh Avenue, the southerly street line of West 45th Street, the easterly street line of Eleventh Avenue, the northerly street line of West 47th Street and Twelfth Avenue, Borough of Manhattan, as shown on a diagram dated August 28, 1974 and modified October 21, 1974.

JOHN E. ZUCCOTTI, Chairman;
MARTIN GALLENT, Vice-Chairman,
GERALD R. COLEMAN, ALEXANDER COOPER,
GORDON J. DAVIS, CHESTER RAPKIN, Commissioners.

SYLVIA DEUTSCH, Commissioner, Abstaining.




CITY PLANNING COMMISSION
CITY OF NEW YORK

# DIAGRAM SHOWING PROPOSED ZONING CHANGE ON SECTIONAL MAPS 8c & 8d

BOROUGH OF MANHATTAN

New York August 28, 1974
Modified October 21, 1974

Chief Engineer

SCALE IN FEET
600 300 0 600

NOTES

indicates Zoning District boundary

The area enclosed by the fine dotted line is proposed to be established as a CL District and to be changed from C1-8, C2-7, C4-7, C5-3CR, C6-2, C6-3, C6-7, M1-4, M1-5, R8 and R10 Districts to C6-2, C6-4 and R8 Districts, and by establishing C1-5 and C2-5 Districts within the proposed R8 District.

indicates a C1-5 District.
indicates a C2-5 District.
CL indicates a CL District.
CC indicates a CC District.
T indicates a T District.

On motion, the Commission adjourned at 6:45 p.m. to meet Wednesday, October 30, 1974 at 10 a.m., in Room 16, City Hall, Manhattan, City of New York.

GAIL BUXBAUM, Secretary

Prepared by
MARTHA K. KIRMSS